133.0	0004	0002.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,161,700	/	1,161,700
USE VALUE:	1,161,700	/	1,161,700
ASSESSED:	1,161,700	/	1,161,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		CHURCHILL AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARMENIO ALESSANDRO & MARIA/
Owner 2:	LIFE ESTATE
Owner 3:	
Street 1:	53 CHURCHILL AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ARMENIO ALLESSANDRO-MARIA -
Owner 2:	LIFE ESTATE -
Street 1:	53 CHURCHILL AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Wood Shingle Exterior and 2869 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	6000.000	616,400	5,300	540,000	1,161,700
Total Card	0.138	616,400	5,300	540,000	1,161,700
Total Parcel	0.138	616,400	5,300	540,000	1,161,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 404.95 /Parcel: 404.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 85428

GIS Ref

GIS Ref

Insp Date 07/14/18

!10361!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0004-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	616,400	5300	6,000.	540,000	1,161,700		Year end	12/23/2021
2021	104	FV	586,500	5300	6,000.	540,000	1,131,800		Year End Roll	12/10/2020
2020	104	FV	586,600	5300	6,000.	540,000	1,131,900	1,131,900	Year End Roll	12/18/2019
2019	104	FV	476,600	5300	6,000.	570,000	1,051,900	1,051,900	Year End Roll	1/3/2019
2018	104	FV	476,600	5300	6,000.	420,000	901,900	901,900	Year End Roll	12/20/2017
2017	104	FV	446,500	5300	6,000.	402,000	853,800	853,800	Year End Roll	1/3/2017
2016	104	FV	446,500	5300	6,000.	372,000	823,800	823,800	Year End	1/4/2016
2015	104	FV	371,300	5300	6,000.	312,000	688,600	688,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:34:33

LAST REV

Date	Time
07/30/18	14:17:04
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10361

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARMENIO ALLESSA	49181-338		3/27/2007	Family	99	No	No		
ARMENIO ALESSAN	29278-582		10/28/1998	Family	1	No	No		N

USER DEFINED

Prior Id # 1:	85428
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/1/2013	1453	Re-Roof	22,974	C				
8/13/2013	1214	Manual	23,670	C				
7/21/2011	721	New Wind	10,200					
1/17/1995	12	Manual	1,900					ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2018	Inspected	BS	Barbara S
5/19/2018	MEAS&NOTICE	HS	Hanne S
1/29/2014	Info Fm Prmt	EMK	Ellen K
1/16/2014	Info Fm Prmt	EMK	Ellen K
1/29/2009	Meas/Inspect	336	PATRIOT
11/30/1999	Inspected	267	PATRIOT
11/23/1999	Mailer Sent		
11/9/1999	Measured	264	PATRIOT
8/5/1992		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6000		Sq. Ft.	Site		0	90.	1.00	10									540,000						540,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total: 540,000	Spl Credit	Total: 540,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.03888893
Const Adj.:	0.98990101
Adj $ / SQ:	174.828
Other Features:	116500
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	837565
Depreciation:	221117
Depreciated Total:	616448

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:		# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

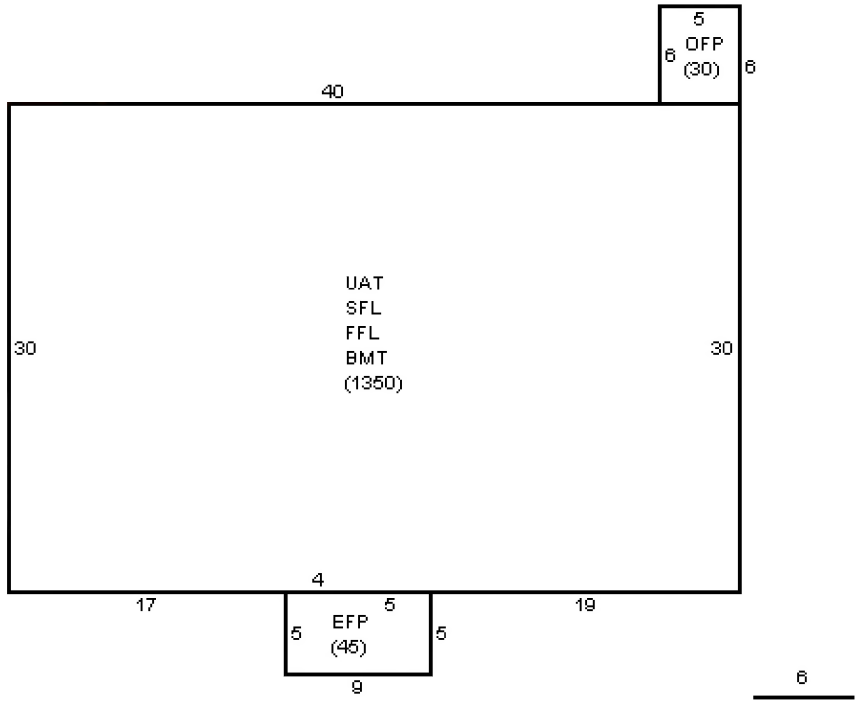
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	211.54
Special Features:	0	Val/Su Net:	138.11
Final Total:	616400	Val/Su SzAd	228.30

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,350	52.450	70,805
FFL	First Floor	1,350	174.830	236,017
SFL	Second Floor	1,350	174.830	236,017
UAT	Upper Attic	338	83.920	28,322
EFP	Enclos Porch	45	71.870	3,234
OFP	Open Porch	30	43.560	1,307

Net Sketched Area:	4,463	Total:	575,702
Size Ad	2700	Gross Area	5475	FinArea	2869
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	50	F	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0004-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1930	20.95	T	40	104			5,300			5,300

More:	N	Total Yard Items:	5,300	Total Special Featues:		Total:	5,300

IMAGE

AssessPro Patriot Properties, Inc